

**A RESOLUTION
BY TRANSPORTATION COMMITTEE**

A RESOLUTION: (i) INCREASING THE CONSTRUCTION BUDGET TO AN AMOUNT NOT TO EXCEED \$266,500,000 FOR CONTRACT NUMBER 3004007808, CONSOLIDATED RENTAL CAR FACILITY CONSTRUCTION MANAGER AT RISK WITH AUSTIN-PRAD, A JOINT VENTURE OF AUSTIN COMMERCIAL, LP/PRAD GROUP, INC.; AND (ii) INCREASING THE PROJECT CONTINGENCY (MANAGEMENT RESERVE ACCOUNT) TO AN AMOUNT NOT TO EXCEED \$18,500,000; ON BEHALF OF THE DEPARTMENT OF AVIATION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.

WHEREAS, the City of Atlanta ("City"), as owner and operator of the Hartsfield-Jackson Atlanta International Airport ("H-JAIA"), has undertaken a major expansion program to accommodate increasing passenger traffic; and

WHEREAS, the City has undertaken the design and construction of a new Consolidated Rental Car Facility, including a Rental Agency Complex Customer Service Center, and vehicle storage and parking facilities (the "Project"), to improve service to the traveling passengers, airlines, rental car companies and others at H-JAIA; and

WHEREAS, the City entered into Contract No. 3004007808, Consolidated Rental Car Facility Construction Manager at Risk (the "Project") with Austin-PRAD, a Joint Venture of Austin Commercial, LP/PRAD Group, Inc., authorized by Resolution 05-R-1506, adopted by the City's Council September 19, 2005, and approved by the Mayor September 27, 2005; and

WHEREAS, Resolution 05-R-1506 established the initial maximum Project construction budget in an amount not to exceed \$211,089,205; and

WHEREAS, Resolution 06-R-2371 increased the maximum Project construction budget to an amount not to exceed \$235,603,187; and

WHEREAS, the Construction Manager at Risk, the Architect/Engineer, the Project Manager and the Department of Aviation have reviewed the current budget for the Project and determined that it is no longer sufficient to construct the Project due to multiple factors, including, but not limited to a significant increase in construction costs during 2007 and 2008 due to increases in fuel, concrete, copper and steel costs beyond what had been estimated and could be reasonably expected; and

WHEREAS, in addition to these cost escalations, Project costs have been affected by unforeseen subsurface conditions which have caused delays and increased costs for additional auger cast piles and larger pile caps; and

WHEREAS, the Project budget also included a Project Contingency (Management Reserve Account)(“MRA”) in the amount of \$13,178,578 that, to date, has not been utilized; and

WHEREAS, the Aviation General Manager has further determined that it is desirable and in the City’s best interest to increase the MRA for use in the overall CONRAC program to an amount not to exceed \$18,500,000; and

WHEREAS, the City, the Department of Aviation and the Department of Finance have issued Passenger Facility Charge and Subordinate Lien General Revenue Bonds and, in conjunction with the City of College Park, Special Facility Bonds to fund the Project, and will sell additional bonds which will provide sufficient funding to address the total maximum Project construction budget and MRA addressed in this Resolution; and

THE CITY COUNCIL OF THE CITY OF ATLANTA, GEORGIA, HEREBY RESOLVES, that the following is approved for the Project:

1. The Project construction budget is increased to an amount not to exceed \$266,500,000.
2. The MRA is increased to an amount not to exceed \$18,500,000 for use in any portion of the CONRAC program; The MRA will be for the exclusive use of the City, at its discretion, through actions of the Aviation General Manager; all documents executed for purposes of expending the MRA are deemed documents executed pursuant to Code Section 2-1992(d).
4. Subject to the Chief Financial Officer confirming the availability of funds, the Aviation General Manager may issue additional Construction Authorizations for the Project, up to the total cumulative amounts authorized for the Project, including the Project construction budget and the MRA.

BE IT FINALLY RESOLVED, that the Aviation General Manager will provide routine progress updates to the Mayor and City Council of the City of Atlanta on the Project until its completion on or about December 2009.

Part II: Legislative White Paper: (This portion of the Legislative Request Form will be shared with City Council members and staff)

A. To be completed by Legislative Counsel:

Committee of Purview:

Caption:

Council Meeting Date:

Requesting Dept.:

FAC Confirmed by:

B. To be completed by the department:

AVIATION FIRE RESCUE DIVISION

1. Please provide a summary of the purpose of this legislation (Justification Statement).

Authorization to purchase radio communication equipment that will not function with the digital radio system and maintain the ability to communicate with public safety communication systems at the Airport.

2. Please provide background information regarding this legislation.

The Airport maintains a five (5) channel trunking radio system for all public safety communications at the Airport; and the City currently operates these on an analog radio system. A city-wide radio communication inspection and survey revealed that the scheduled move to a digital system will require replacement of analog radio communication equipment for the Department of Aviation ("DOA") Fire Rescue Division. The City will move from an analog radio system to a digital radio system in 2008. This purchase will replace radio communication equipment that will not function with the digital radio system. It will also maintain the ability to communicate with the public safety communication system at the Airport.

3. If Applicable/Known:

(a) **Contract Type (e.g. Professional Services, Construction Agreement, etc):**

(b) **Source Selection:**

- (c) Bids/Proposals Due:
- (d) Invitations Issued:
- (e) Number of Bids:
- (f) Proposals Received:
- (g) Bidders/Proponents:
- (h) Term of Contract:

4. Fund Account Center (*Ex. Name and number*):

Fund: 5502 Account: 5311002 Center: 230102 Function Activity: 3510000

5. Source of Funds: *Example: Local Assistance Grant*

6. Fiscal Impact:

7. Method of Cost Recovery:

Examples:

- a. *Revenues generated from the permits required under this legislation will be used to fund the personnel needed to carry out the permitting process.*
- b. *Money obtained from a local assistance grant will be used to cover the costs of this Summer Food Program.*

This Legislative Request Form Was Prepared By: Deputy Chief Anthony A. Davidson.

TRANSMITTAL FORM FOR LEGISLATION

TO: MAYOR'S OFFICE

ATTN: GREG PRIDGEON

Dept.'s Legislative Liaison: Anita Williams

Contact Number: 404-530-6600

Originating Department: Aviation

Committee(s) of Purview: Transportation

Chief of Staff Deadline: 7/02/08

Anticipated Committee Meeting Date(s): 7/16/08

Anticipated Full Council Date: 7/21/08

Commissioner Signature: Mod

Chief Procurement Officer Signature: Edall Smith

CAPTION

A RESOLUTION: (i) INCREASING THE CONSTRUCTION BUDGET TO AN AMOUNT NOT TO EXCEED \$266,500,000 FOR CONTRACT NUMBER 3004007808, CONSOLIDATED RENTAL CAR FACILITY CONSTRUCTION MANAGER AT RISK WITH AUSTIN-PRAD, A JOINT VENTURE OF AUSTIN COMMERCIAL, LP/PRAD GROUP, INC.; AND (ii) INCREASING THE PROJECT CONTINGENCY (MANAGEMENT RESERVE ACCOUNT) TO AN AMOUNT NOT TO EXCEED \$18,500,000; ON BEHALF OF THE DEPARTMENT OF AVIATION AT HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT; AND FOR OTHER PURPOSES.

FINANCIAL IMPACT (if any) \$49,396,813.00

Mayor's Staff Only

Received by CPO: _____ (date) Received by LC from CPO: _____ (date)

Received by Mayor's Office: 7.5.08 PD Reviewed by: JP
(date) (date)

Submitted to Council: _____
(date)